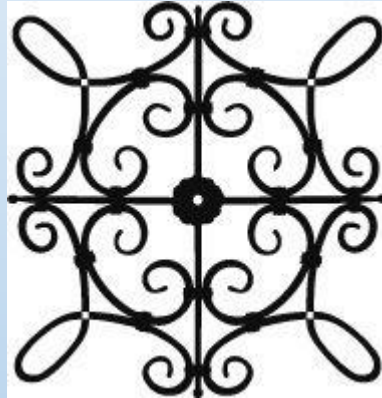


Miramar Events Center and Restaurants



Rehabilitation of Theater Complex Project
Design Review Sub Committee Submittal

Prepared by Conrardy Design Group, Inc.

1 March, 2017

Table of Contents

1. Table of Contents
2. Event Center Rendering
3. Restaurants Rendering
4. Site Plan – Existing Occupancy
5. Site Plan
6. Enlarged Floor Plan / Events Center (Theater)
7. Enlarged Floor Plan / Restaurants (Bowling Alley)
8. Enlarged Lower Level Plan / Restaurants
9. Roof Plan
10. Overall North Elevation / North El Camino Real
11. Overall South Elevation / Calle Deshecha
12. East Elevation / Boca de la Playa (Events Center)
13. North Elevation / North El Camino Real (Events Center)
14. South Elevation / Calle Deshecha (Events Center)
15. North Elevation / North El Camino Real (Restaurants)
16. West Elevation / West Avenida Pico (Restaurants)
17. North Elevation / Patio (Restaurants)
18. East Elevation / Calle Deshecha (Restaurants)
19. Conceptual Landscape Plan
20. Conceptual Landscape Plan / Enlargements
21. Conceptual Landscape Plan / Plant Palette
22. Conceptual Materials and Fixtures Palette
23. Existing Building Photos with Typical Rehabilitation Notes
24. Restaurant Sections
25. Restaurant Patio Trellis and Entry Gateways
26. Event Center Building Arches Elevation and Sections
27. Event Center Patio Plan and Section
28. Event Center Garden Wall
29. Event Center Valet Drop-off Option
30. Site Visualization of Character Defining Features of Event Center



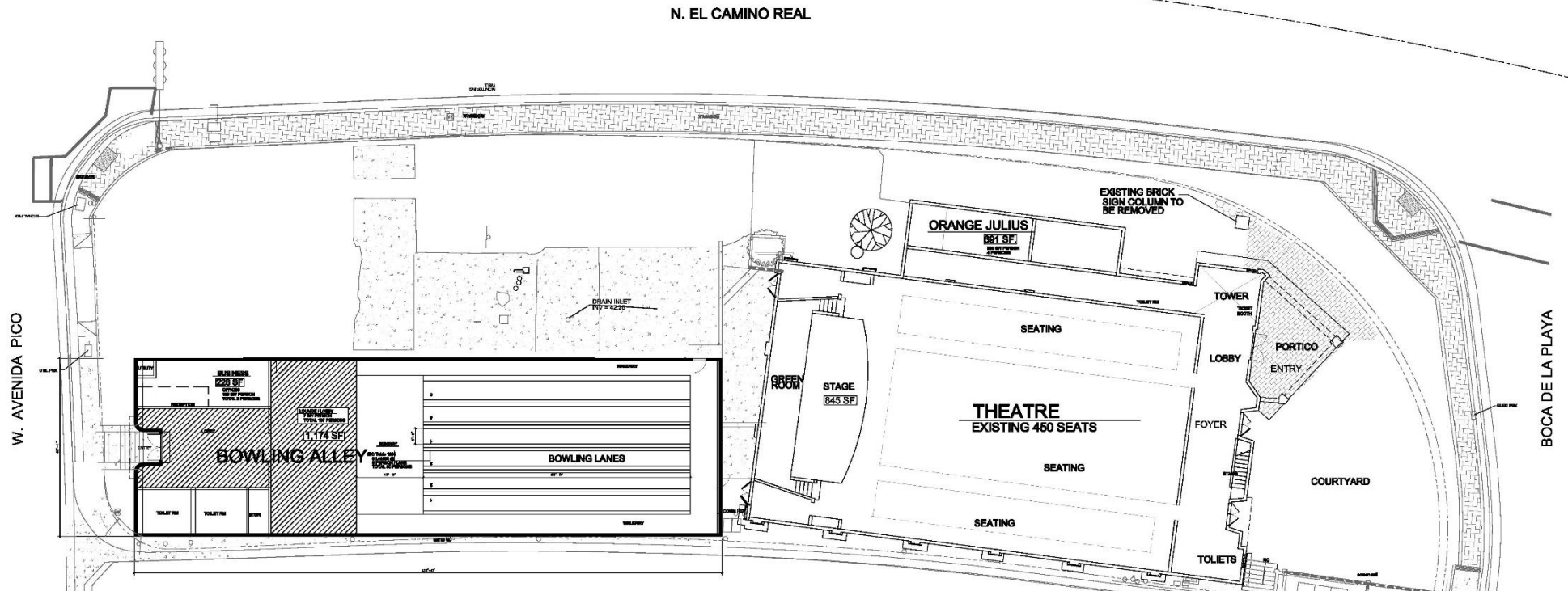
Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
North El Camino Real San Clemente, CA.



Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
North El Camino Real San Clemente, CA.



OCCUPANCY (EXISTING)

EXISTING BOWLING ALLEY		
6 LANES @ 5 PERSONS/LANE;(IBC TABLE 1004)		30 PERSONS
LOUNGE / LOBBY:	1174 SF @ 7 SF/P =	167 PERSONS
BUSINESS OFFICE AREA:	288 SF @ 100 SF/P =	3 PERSONS
		TOTAL : 200 PERSONS

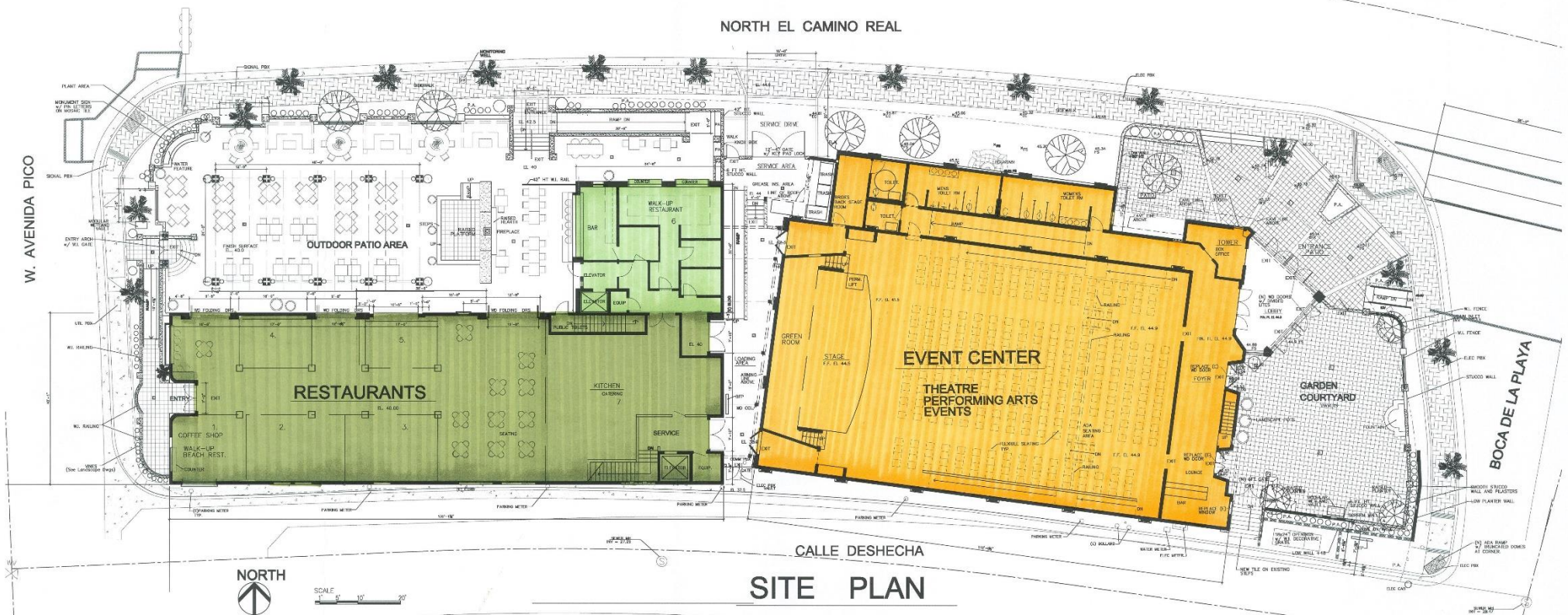
EXISTING THEATRE		
EXISTING THEATRE SEATING: 450 SEATS		450 PERSONS
STAGE: 845 SF @ 15 SF NET/P		56 PERSONS
1ST FLOOR BUSINESS OFFICE AREA: 182 SF @100 SF/P =		2 PERSONS
2ND FLOOR BUSINESS OFFICE AREA: 287 SF @100 SF/P =		3 PERSONS
ORANGE JULIUS KITCHEN/RESTAURANT: 691 SF@200 SF/P=		4 PERSONS
		TOTAL: 515 PERSONS

SITE PLAN - EXISTING OCCUPANCY

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
North El Camino Real San Clemente , CA.





SCALE 1" = 20'

SITE PLAN

EVENT CENTER

BUILDING HEIGHT 28'-6" (Average)
 (E) TOWER HEIGHT 44FT.
 OCCUPANCY: A-1 (PERFORMANCE ART/THEATER)
 EXISTING THEATER SEATING: 450 SEATS 450 PERSONS
 STAGE: 845 SF @ 15 SF NET/FP = 56 PERSONS
 1ST FLOOR BUSINESS OFFICE AREA: 182 SF @ 100 SF/P = 2 PERSONS
 (N) GREEN ROOM/ BACKSTAGE AREA: 262 SF @ 15 SF/P = 17 PERSONS
 2ND FLOOR BUSINESS OFFICE AREA: 287 SF @ 100 SF/P = 3 PERSONS
 TOTAL: 528 PERSONS
 TOTAL EVENT CENTER SEATING - MAX 450 SEATS

CONSTRUCTION TYPE: 1 (Existing concrete structure)
 SPRINKLERED
 ALLOWABLE AREA: UNLIMITED
 PROPOSED AREA:
 (E) THEATER: 8,200 SF
 (E) ORANGE JULIUS AREA: 464 SF
 (N) GREEN RM/ BACKSTAGE: 262 SF
 TOTAL 8,926 SF

PROPOSED RESTAURANT DEVELOPMENT

BUILDING HEIGHT 20'-7" (Average)
 (E) ENTRY TOWER HEIGHT 27'-5".
 OCCUPANCY: A-2 (RESTAURANT)
 EXISTING BUILDING- RESTAURANTS:
 MAIN FLOOR:
 KITCHEN RESTAURANTS: 3,226 SF @ 200 SF/P = 16 PERSONS
 LOWER LEVEL:
 KITCHEN CATER AREA: 1,287 SF @ 200 SF/P = 6 PERSONS
 TOTAL : 22 PERSONS

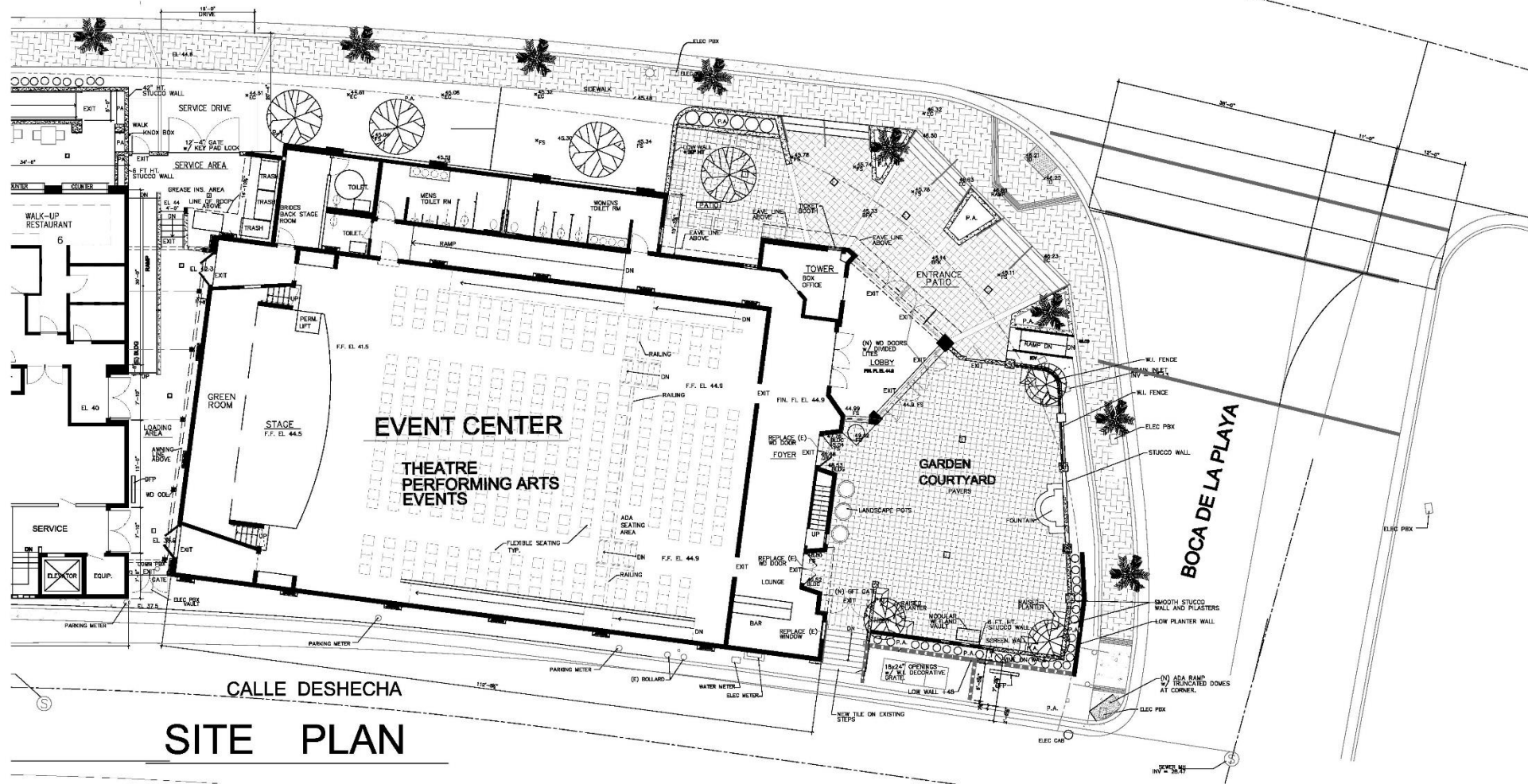
CONSTRUCTION TYPE: V SPRINKLERED
 ALLOWABLE AREA: 24,000 SF
 (Table 508.2 Allowable Area)
 PROPOSED AREA:
 (E) BUILDING: 5,200 SF
 ADDITION: 1,035 SF
 LOWER LEVEL: 5,200 SF
 TOTAL 11,435 SF

SEATING PROVIDED:
 INTERIOR FOOD COURT SEATING: 50 SEATS
 NEW EXTERIOR PATIO:
 EXTERIOR BAR (16 SEATS + 6 BAR STOOLS): 22 SEATS
 EXTERIOR WALK-UP BEACH RESTAURANT: 10 SEATS
 EXTERIOR PATIO AREA: 118 SEATS
 TOTAL SEATING PROVIDED: 200 SEATS

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

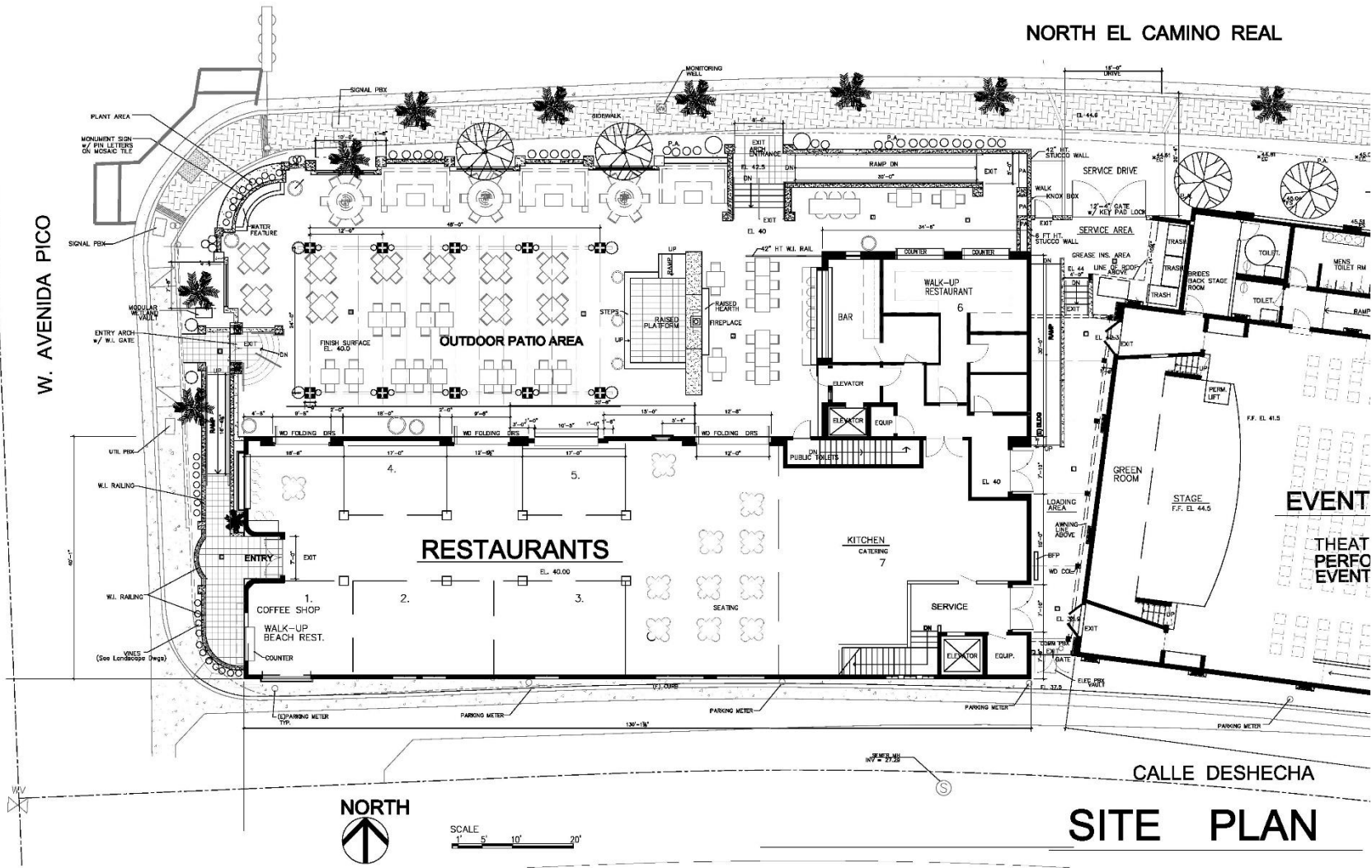




Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
North El Camino Real San Clemente, CA.





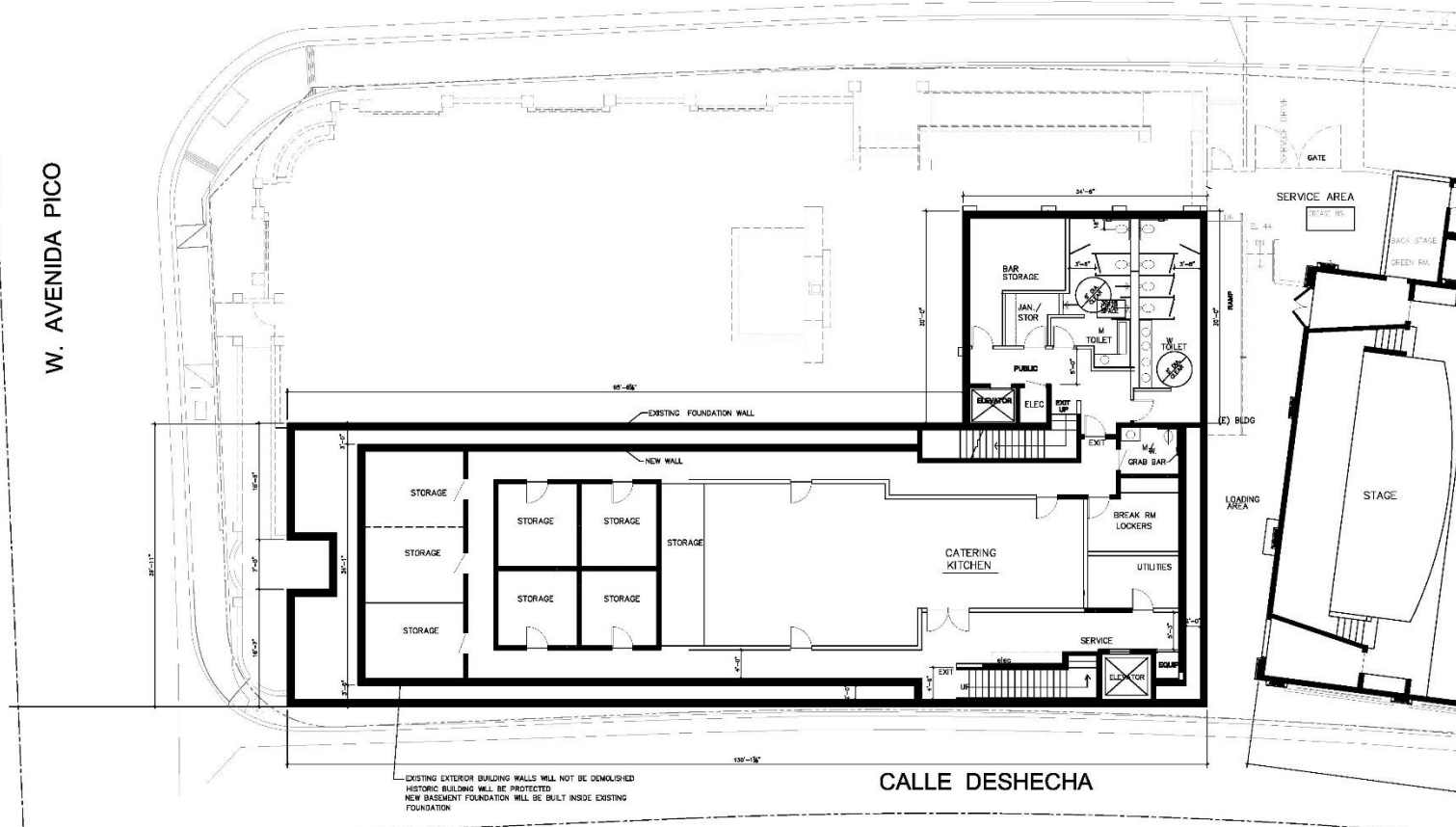
Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.



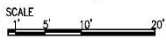
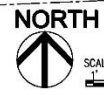
NORTH EL CAMINO REAL

W. AVENIDA PICO



EXISTING EXTERIOR BUILDING WALLS WILL NOT BE DEMOLISHED
HISTORIC BUILDING WALLS WILL BE PROTECTED
NEW BASEMENT FOUNDATION WILL BE BUILT INSIDE EXISTING FOUNDATION

CALLE DESHECHA



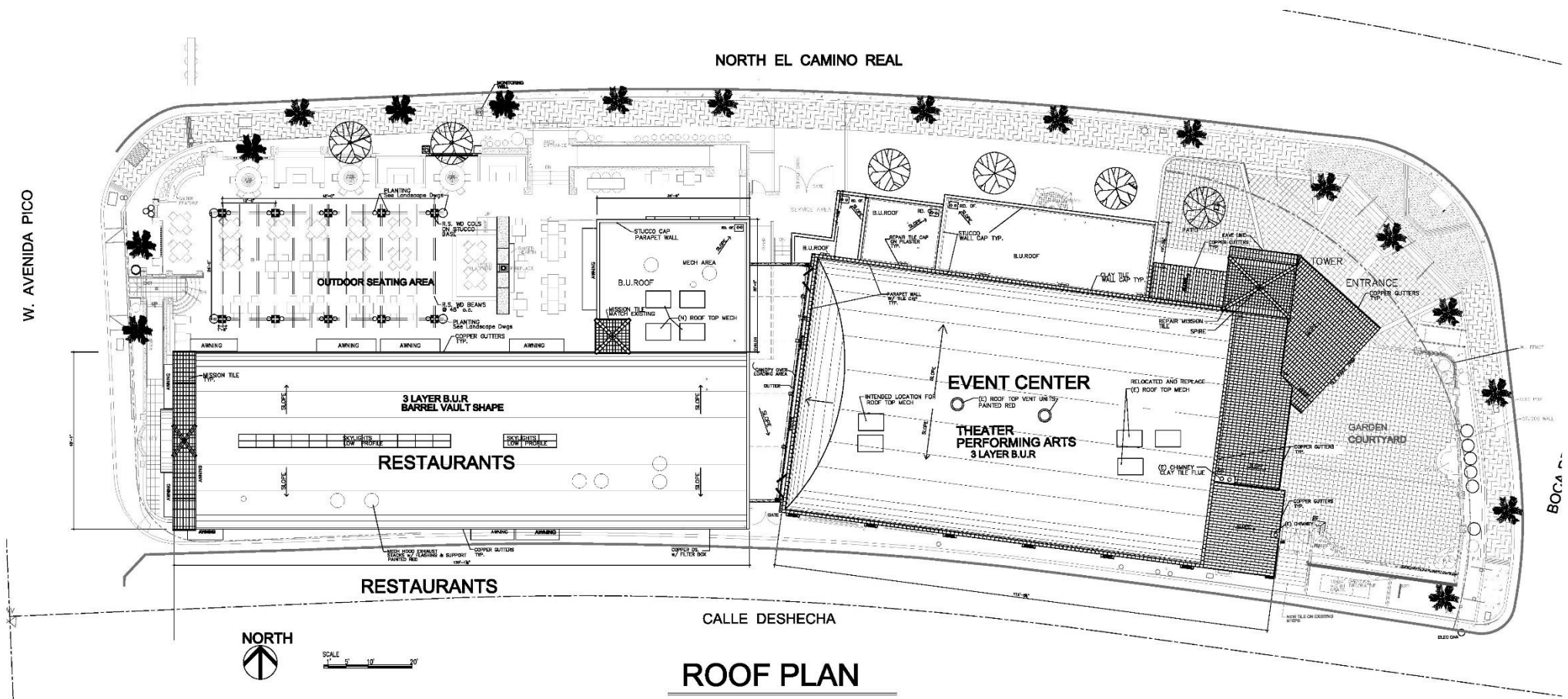
LOWER LEVEL PLAN - RESTAURANTS

SCALE 1/8"=1'-0"

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
North El Camino Real San Clemente, CA.





ROOF PLAN

NOTES:

TILE TO BE MISSION TILE
 BOOSTER TILES ON EAVE TYP.
 TILE TO EXTEND ONTO RAKE TYP.

3- LAYER MEMBRANE B.U ROOFING ON THEATER & RESTAURANT BLDG.
 REMOVE EXSTING AND RE-ROOF ENTIRE STRUCTURE.
 B.U.R. COLOR TO BE RED
 PAINT OUT ALL MECH UNITS TO MATCH ROOF COLOR.

RESTAURANT BLDG:
 SKYLIGHT TRIM TO BE PAINTED TO MATCH ROOF
 LOW PROFILE MATCH ROOF CURVATURE.

CANOPY BETWEEN BUILDING S TO BE SUPPORT OFF RESTAURANT
 BUILDING AND COLUMNS . CANOPY MATERIAL TO BE CANVAS .
 SOLID COLOR. CANOPY HEIGHT TO BE 10'FT ABOVE F.S.

AWNINGS TO BE SOLID COLOR
 W/ DECORATIVE SUPPORTS FOR ALL AWNINGS
 AWNINGS TO BE SOLID COLOR.

ALL GUTTERS TO BE COPPER. LEADER BOXES TO BE USED
 FOR ALL DOWNSPOUTS w/ INTERNAL DRAINS TO STORM.

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente , CA.





NORTH ELEVATION N. EL CAMINO REAL

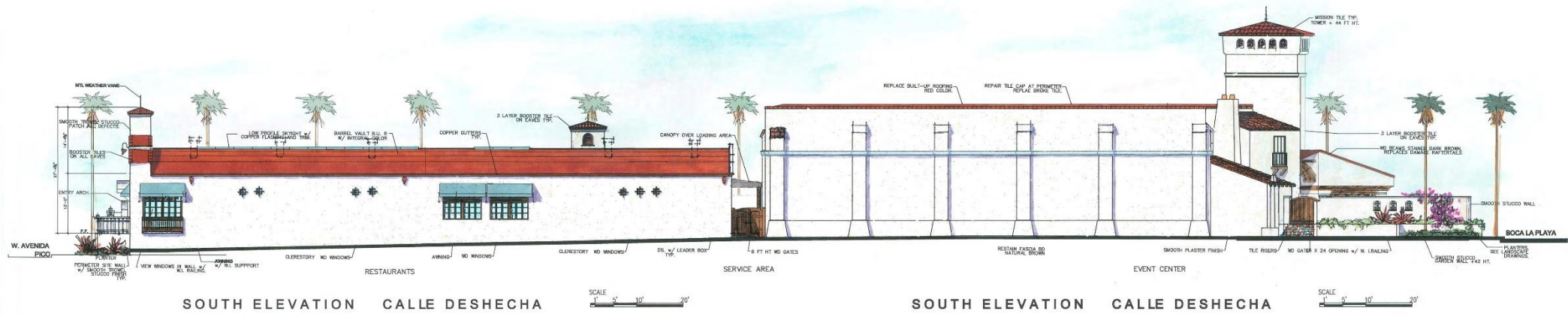
SCALE
 1" = 10'
 SCALE: 3/16"=1'-0"

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.



12-22-16



Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.



12.22.16



EAST ELEVATION BOCO LA PLAYA

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.





Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

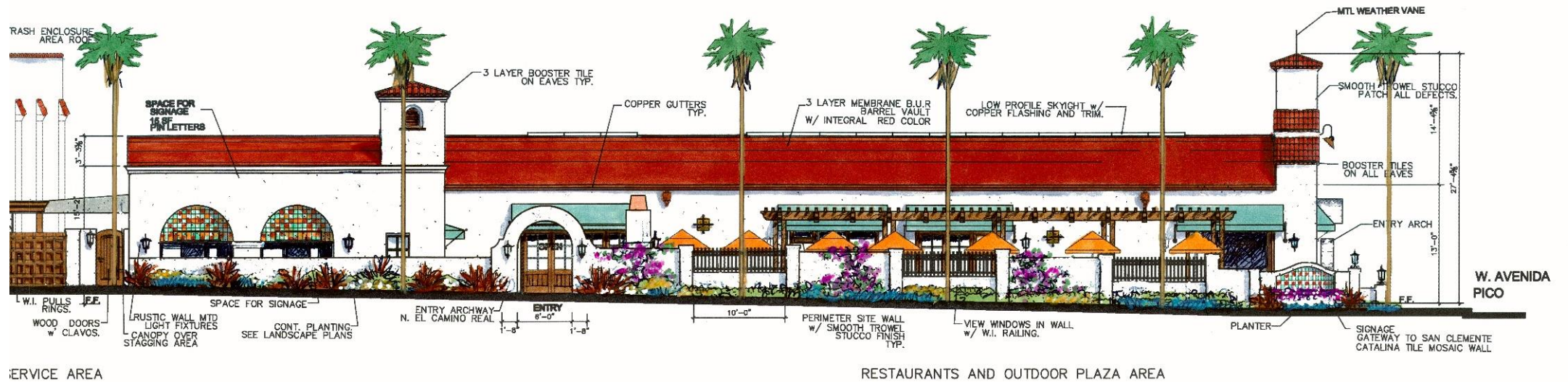




Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.





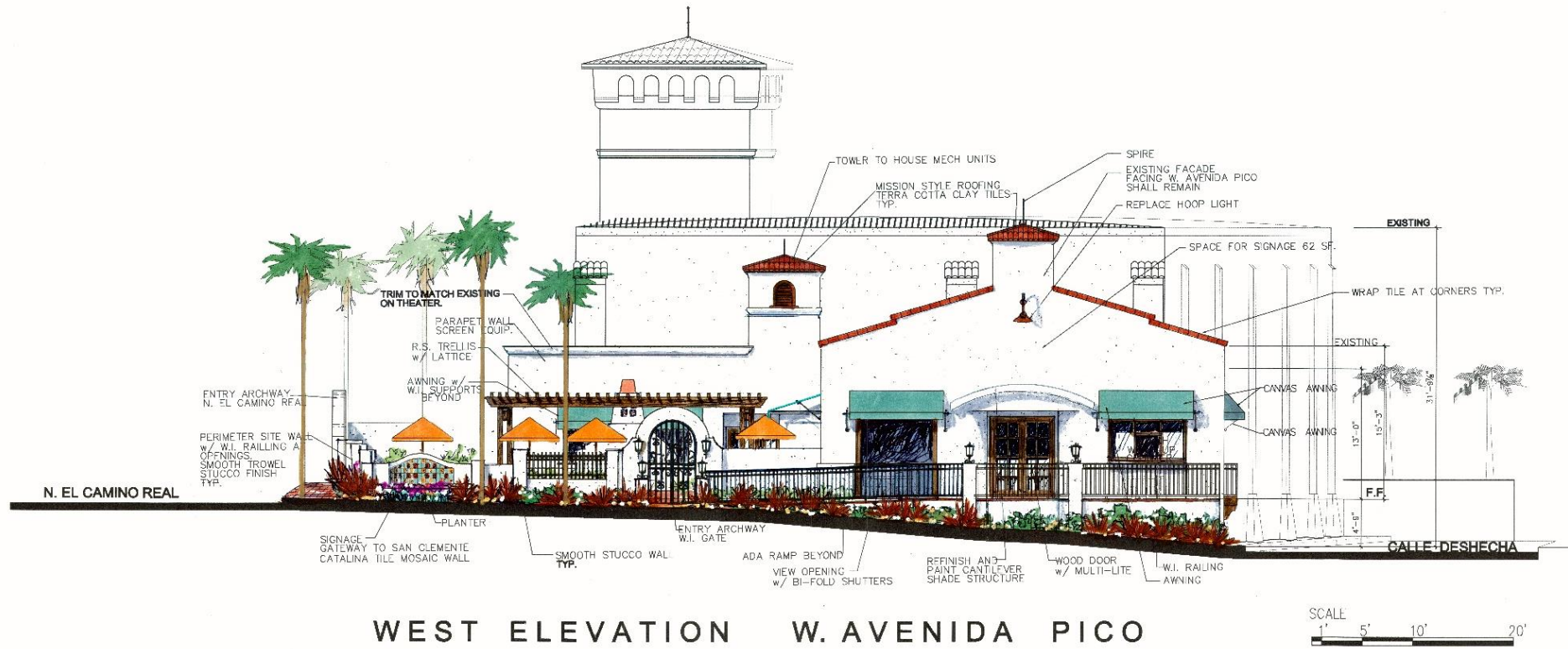
NORTH ELEVATION N. EL CAMINO REAL

SCALE
 1' 5' 10' 20'
 SCALE: 3/16"=1'-0"

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

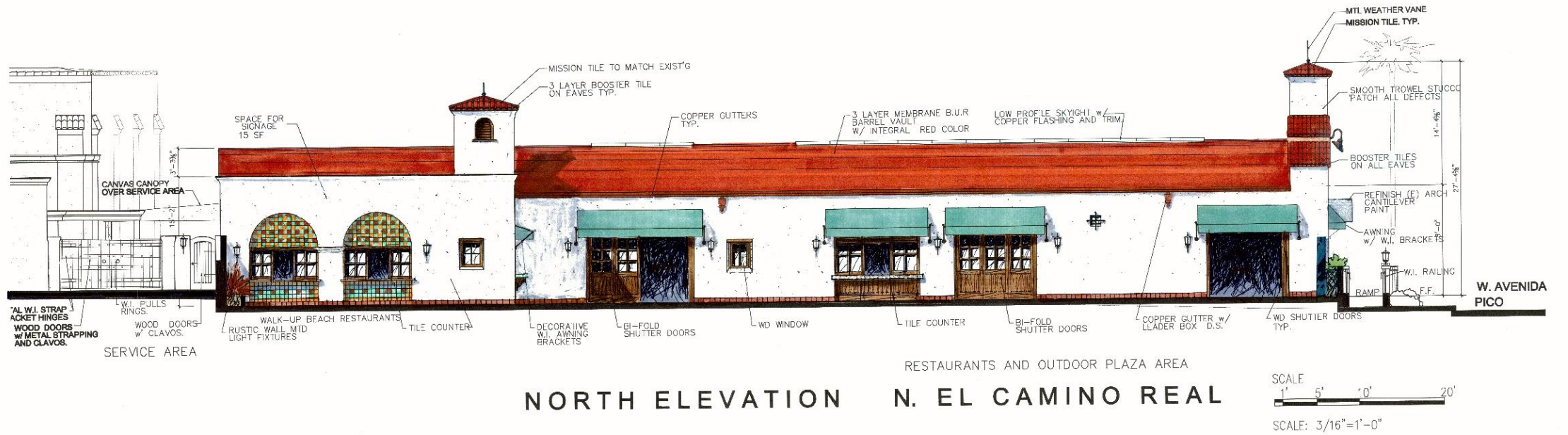




Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

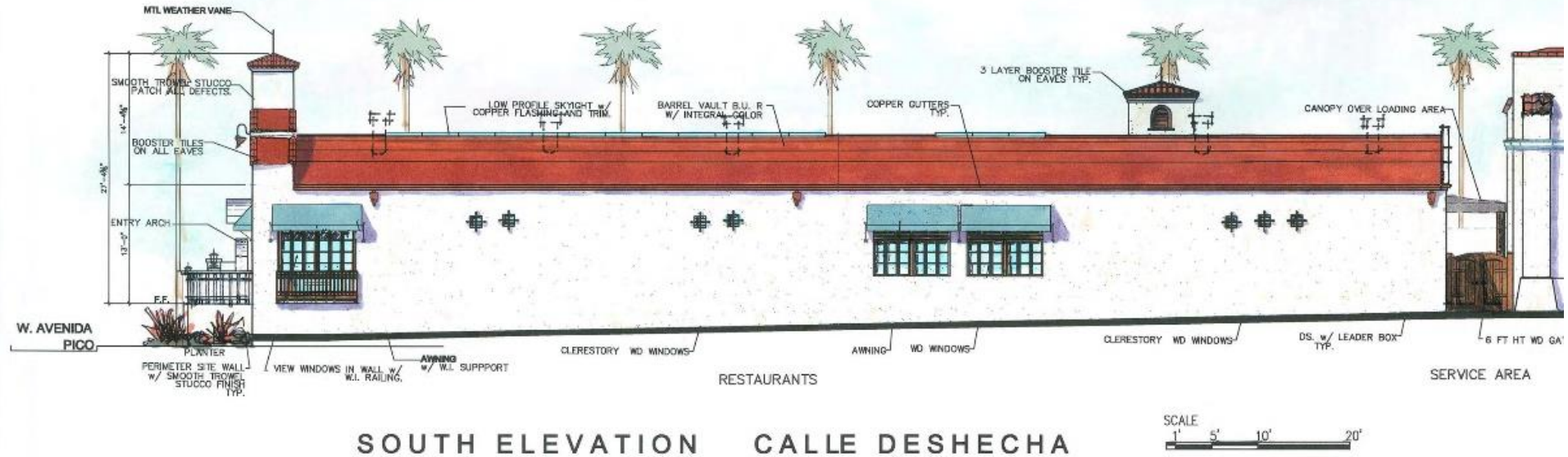




Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

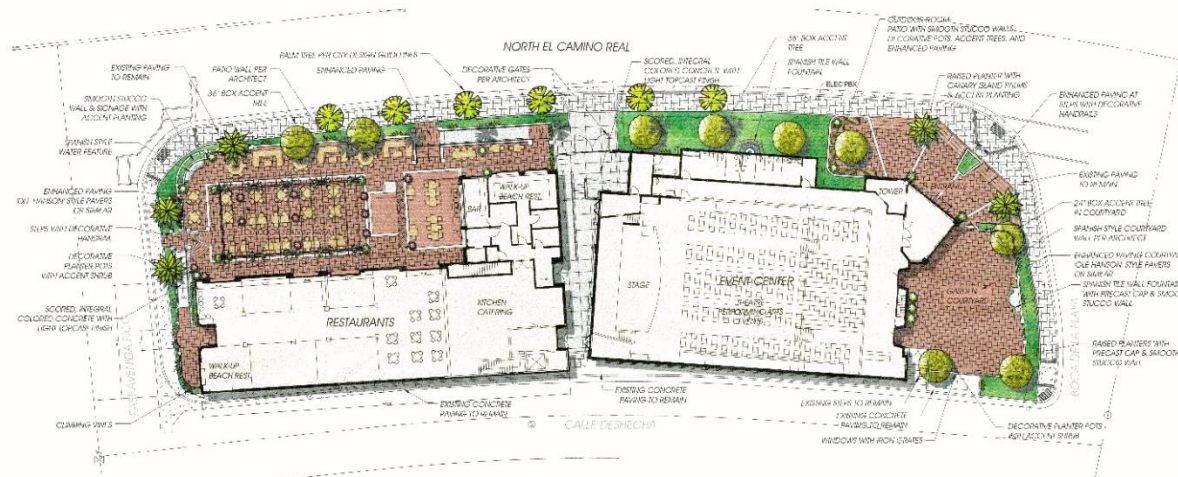




Miramar Event Center and Restaurants

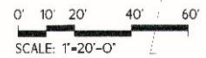
Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.





NOTES

- 1) ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL COMPLY WITH CITY OF SAN CLEMENTE DESIGN GUIDELINES, CODES AND REGULATIONS. LOW FLOW AUTOMATIC IRRIGATION SHALL BE USED IN CONFORMANCE WITH THE STATE AGRICULTURAL WATER CONSERVATION AND MANAGEMENT ACT.
- 2) ALL UTILITIES AND TRASH ENCLOSURES SHALL BE SCREENED WITH 10 GA. OR 12 GA. VINES, OR OTHER APPROVED LANDSCAPE TREATMENT. PLANT MATERIAL SHALL BE SELECTED FOR LOW MAINTENANCE AND EXCELLENT DRAINAGE.
- 3) ALL LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED.
- 4) WHERE TREES ARE WITHIN 10' OF WALKWAYS OR PAVING SURFACES, ROOT OR MULCHES BARRIER SHALL BE INSTALLED.
- 5) REFER TO CIVIL PLANS FOR EXISTING UTILITY LOCATIONS.
- 6) SHOWN IN C.I.P. OF SOILS ANALYSIS REPORT. CIRCLES SHALL DENOTE PLANT PALETTE & DETERMINE PLANT MATERIAL COMPATIBILITY TO SOILS REPORT RECOMMENDATIONS.
- 7) PLANT ID TAGS SHALL BE PLACED THROUGHOUT SITE TO DENIFY WATER CONSERVING & WATER TOLERANT. THE QUANTITY OF TAGS & THEIR PLANT LOCATIONS SHALL BE DETERMINED DURING DESIGN DEVELOPMENT PHASE OF THE PROJECT.
- 8) ENHANCED PAVING REFERS TO OLD HAVEN STYLE PAVERS OR SIMILAR. TO BE CONSISTENT PAVERS AT HISTORICAL PROPERTIES OLD HAVEN SHOULD BE FINISHED ORIGINALLY FINISHED WITH PAVERS FOR WEAR RESISTANT & COMPLY WITH ADA STANDARDS.



CONCEPTUAL LANDSCAPE PLAN
MIRAMAR EVENT CENTER & RESTAURANT
 SAN CLEMENTE, CA.

SHEET 1 OF 4
 DATE: 12-07-16

PLANT PALETTE

Symbol	Botanical Name	Common Name	WCOLS Region 3
TREES			
[Symbol]	<i>Olea europaea</i>	Swan Hill	Fluores Olive
[Symbol]			
PAVERS			
[Symbol]			
[Symbol]			
[Symbol]			
SMALLER GRAVILLICOVERE			
[Symbol]	<i>Argemone</i>		
[Symbol]	<i>Asplenium</i>		
[Symbol]	<i>Bougainvillea</i>		
[Symbol]	<i>Delonix</i>		
[Symbol]	<i>Dracaena</i>		
[Symbol]	<i>Echinops</i>		
[Symbol]	<i>Encelia</i>		
[Symbol]	<i>Euphorbia</i>		
[Symbol]	<i>Ficus</i>		
[Symbol]	<i>Gelbe</i>		
[Symbol]	<i>Juniper</i>		
[Symbol]	<i>Lantana</i>		
[Symbol]	<i>Lauro</i>		
[Symbol]	<i>Phlox</i>		
[Symbol]	<i>Portulaca</i>		
[Symbol]	<i>Salvia</i>		
[Symbol]	<i>Senecio</i>		
[Symbol]	<i>Stachys</i>		
[Symbol]	<i>Suaeda</i>		
[Symbol]	<i>Taraxacum</i>		
[Symbol]	<i>Yucca</i>		
[Symbol]	<i>Zinnia</i>		
VINES			
[Symbol]			
[Symbol]			
[Symbol]			
GRASSES			
[Symbol]			
[Symbol]			
SUCCULENTS			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			
[Symbol]			

NOTES

1) PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
 ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.
 Proposed Irrigation Area: 2,231 sq.ft. (1%)
 Existing Landscape Area: 2,048 sq.ft. (1%)

conceptual design & planning company
 3195 C Apple Loop Dr. Suite 200, Costa Mesa, CA 92626
 T: 949-399-0810 / F: 949-399-0882 / www.cdpc.com

6669 Mirra Road, Redwood City, CA 94062
 T: 605.466.3368 / F: 805.466.3704

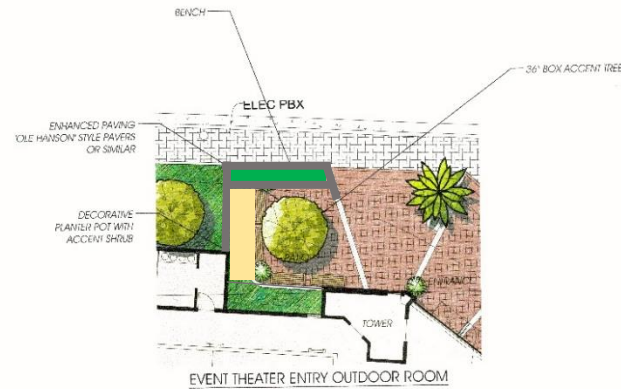




N. CAMINO REAL STREET SIDE



RESTAURANT/WEST ENTRY CORNER



EVENT THEATER ENTRY OUTDOOR ROOM



RESTAURANT PATIO



EVENT THEATER PLAZA & PRIVATE COURTYARD

0' 5' 10' 20' 30'
SCALE: 1"=10'-0"

SHEET 2 OF 4
DATE: 12-07-16



conceptual design & planning company
3175 C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0892 www.cdpc.com
3669 Mariposa Road, Aliso Viejo, CA 92622
T: 805.466.3385 F: 805.466.3304



CDPC JOB# 16054

CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENTS
MIRAMAR EVENT CENTER & RESTAURANT
SAN CLEMENTE, CA.



Aeonium Kiwi



Aeonium Zwartkop



Agave 'Blue Glow'



Agave geminiflora



Aloe striata



Anigozanthos 'Bush Tenacity'



Bougainvillea 'Ooo La La'



Bougainvillea 'Barbara Karst'



Cordylone australis 'Red Star'



Crassula 'Campfire'



Dianella 'Little Rev'



Dianella variegata



Dracaena draco



Dracaena marginata



Echinopsis pachanoi



Echium candicans



Elymus condensatus 'Canyon Prince'



Festuca glauca



Juncus patens 'Elk Blue'



Hesperaloe parviflora



Macfadyena unguis-cati



Muhlenbergia rigens



Muhlenbergia capillaris



Olea europaea



Pelargonium peltatum 'Blizzard Pink'



Pennisetum setaceum



Phormium 'Maori Chief'



Phormium tenax 'Sundowner'



Rosa Iceberg



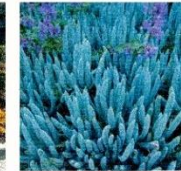
Rosmarinus o prostratus



Salvia greggii 'Flame'



Sedum 'Coppertone'



Senecio serpens



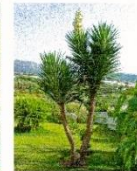
Westringia 'Blue Gem'



Westringia 'Mundi'



Yucca recurvata



Yucca treculeana



Washingtonia robusta
(El Camino Real Street Tree)



Phoenix canariensis
(Avenida Pico & Bocca de la Playa Street Tree)

CONCEPTUAL LANDSCAPE PLAN - PLANT PALETTE
MIRAMAR EVENT CENTER & RESTAURANT
SAN CLEMENTE, CA.

SHEET 3 OF 4
DATE: 12-07-16

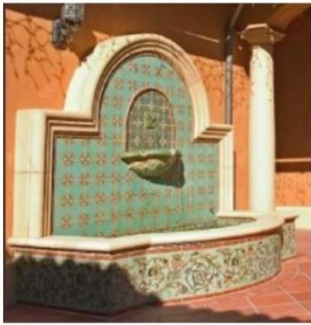
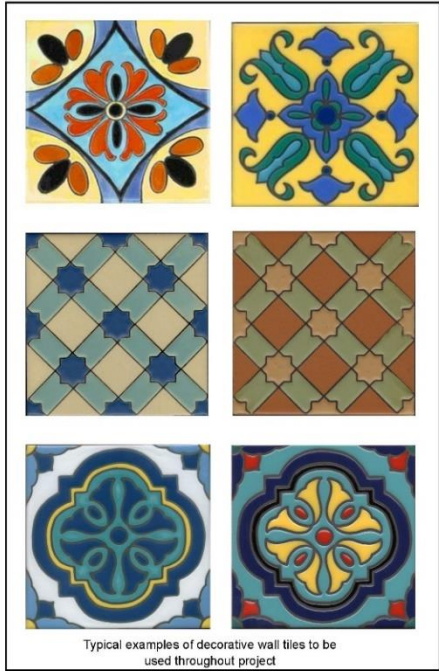


conceptual design & planning company
3195-C Airport Loma Dr., Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpc.com

5559 Maro Road, Aliso Viejo, CA 92622
T: 949.466.2380 F: 949.466.3204

CDPC JOB# 16054

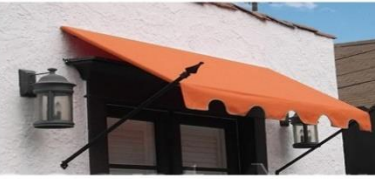




Example of planter pots to be used throughout project



Examples of typical patio furniture to be used at restaurant



Example of wooden gate detail

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project

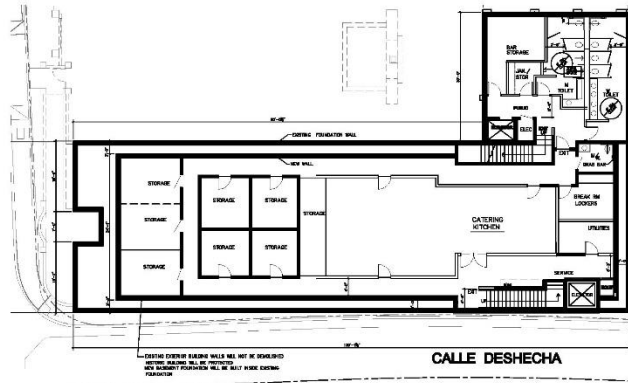
North El Camino Real San Clemente, CA.



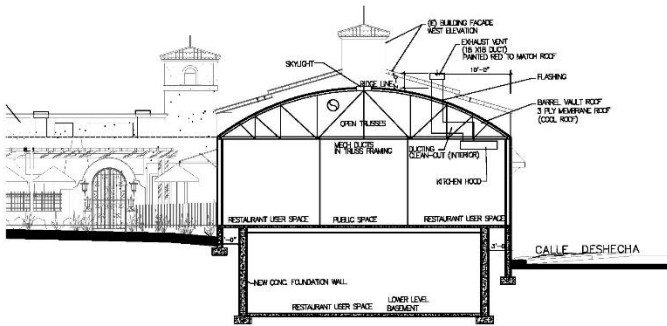


Miramar Event Center and Restaurants
 Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

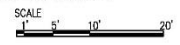




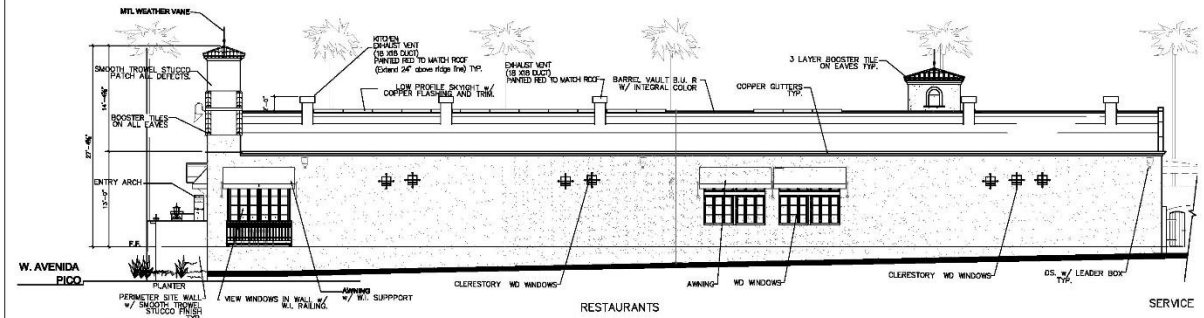
LOWER LEVEL PLAN - RESTAURANTS



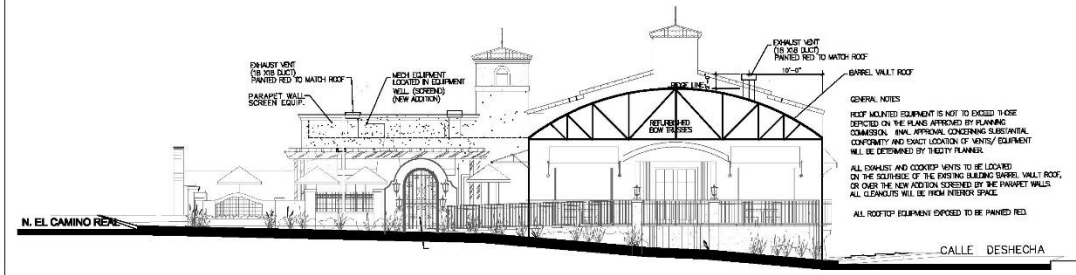
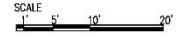
LOWER LEVEL SECTION



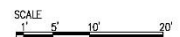
GENERAL NOTES
 LOWER LEVEL FOUNDATION WALL WITH EXISTING BILD FOUNDATION
 MIN. 30" SETBACK FOR NEW CONCRETE FOUNDATION WALL.
 PROVIDE WATERPROOFING ON EXTERIOR OF NEW FOUNDATION
 FROM EXISTING CONTRACTORS FROM AT TOP OF FLOOR.
 NEW LOWER LEVEL CONCRETE SHALL BE TO BE SMOOTH FINISH W/ EPoxy FINISH
 FINISHES MIN. 8" THICK CONCRETE BASE IN ALL KITCHEN AREAS AND TOILET ROOMS.



SOUTH ELEVATION CALLE DESHECHA



WEST ELEVATION W. AVENIDA PICO

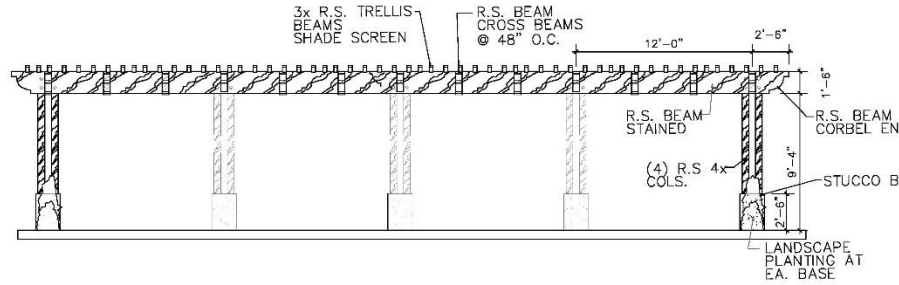


**RESTAURANT BUILDING
 ROOF TOP EQUIPMENT AND VENTS**

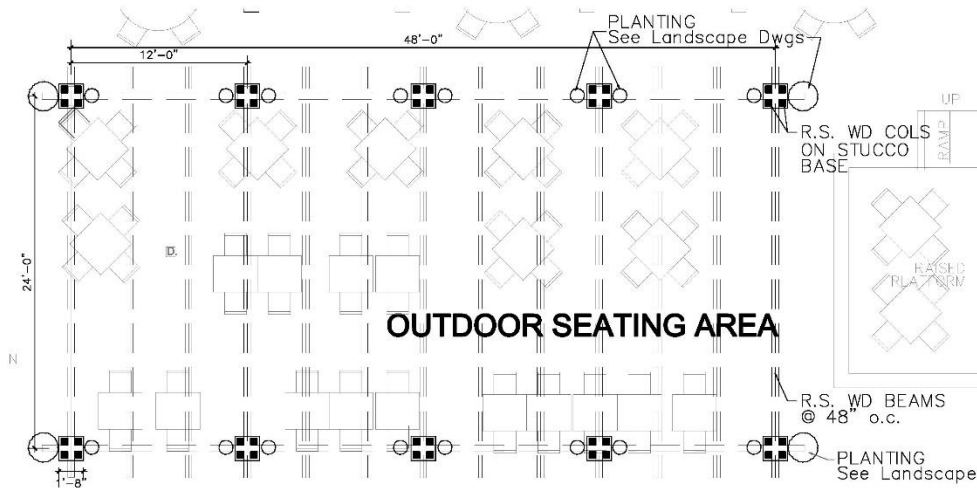
Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

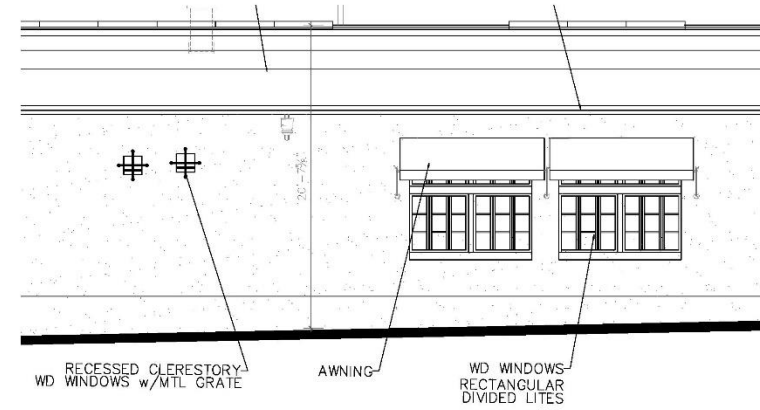




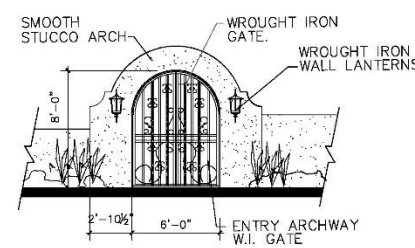
RESTAURANT PATIO TRELLIS ELEVATION



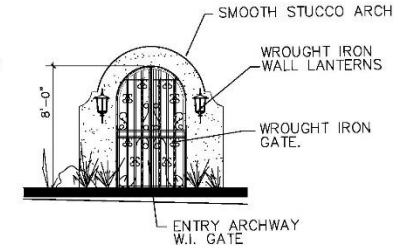
OUTDOOR SEATING AREA



WD WINDOWS- CALLE DESSHECHA



EL CAMINO REAL ENTRY



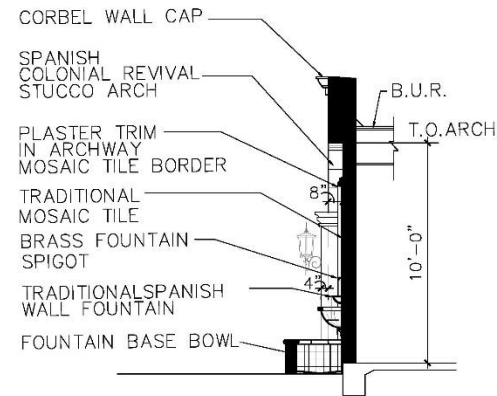
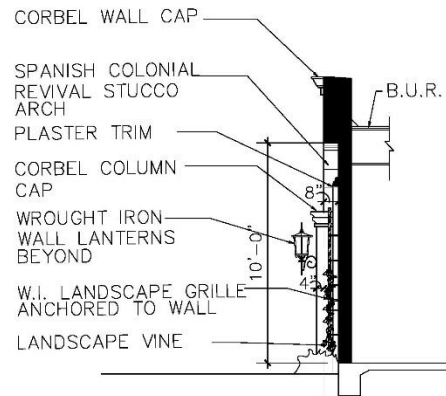
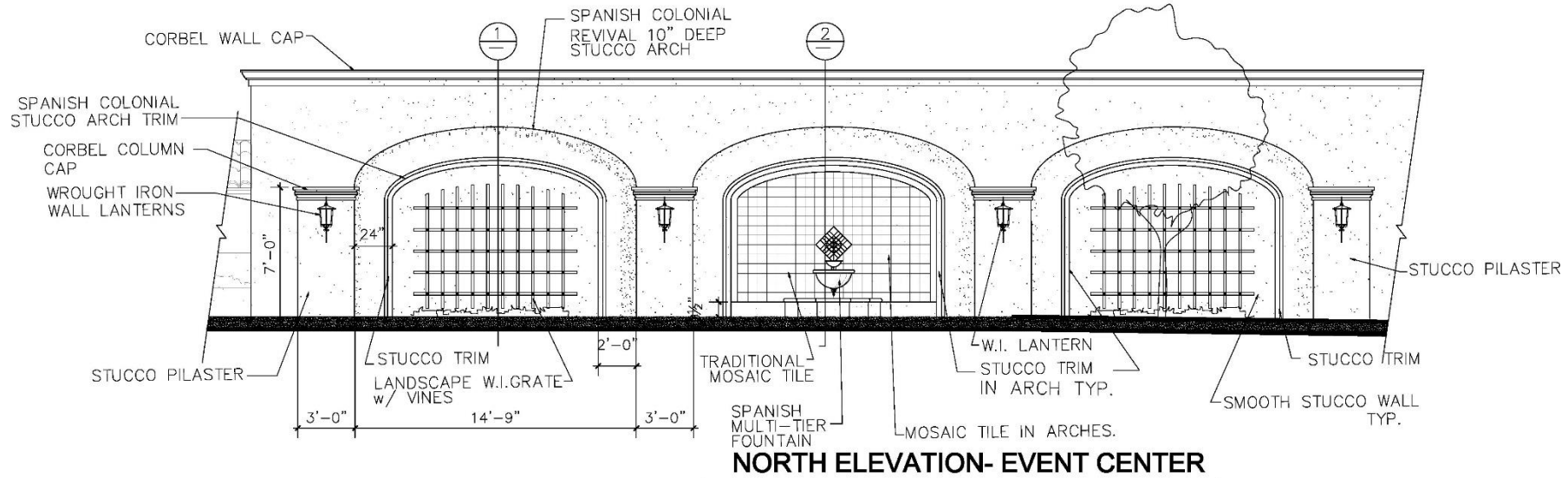
W. AVENIDA PICO ENTRY

ENTRY ARCHWAY ELEVATIONS

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

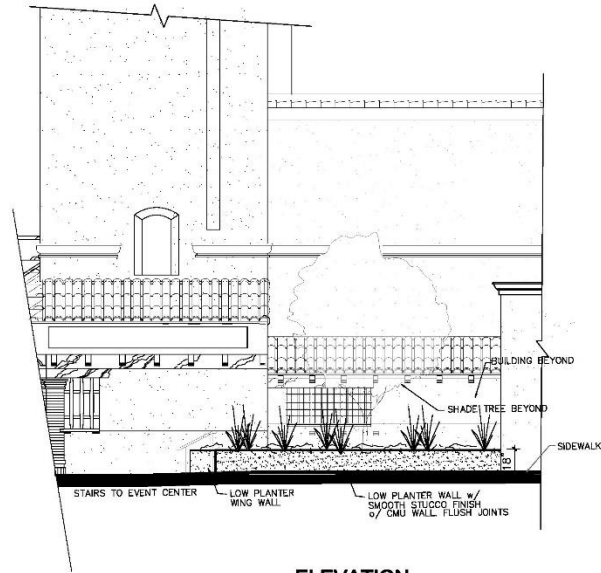




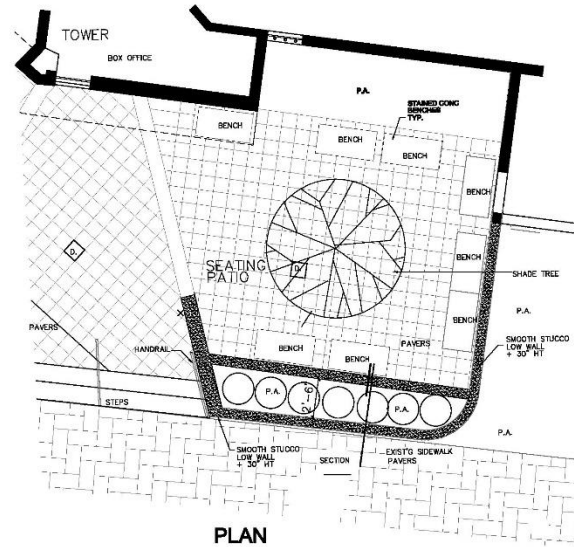
Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

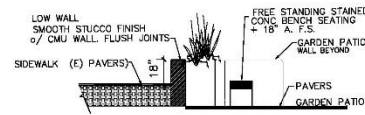




ELEVATION



PLAN



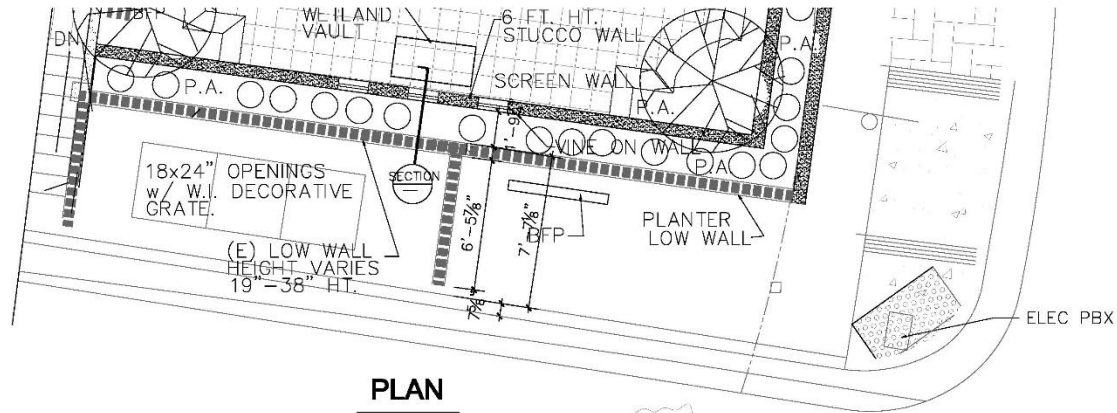
SECTION

EVENT CENTER PATIO

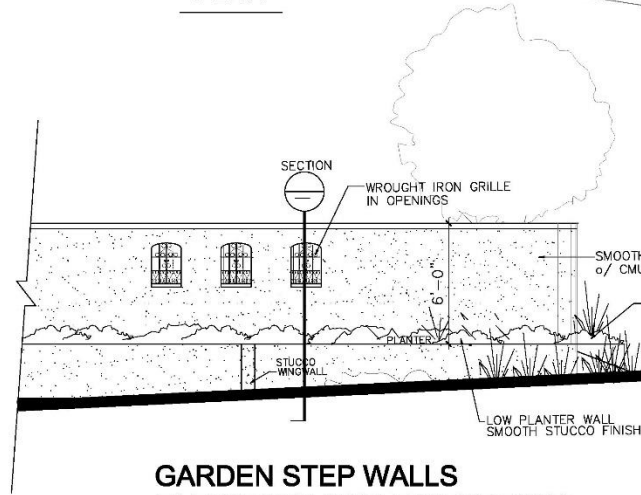
Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.

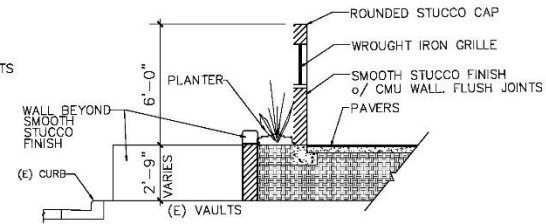




PLAN



**GARDEN STEP WALLS
ELEVATION CALLE DESHECHA**

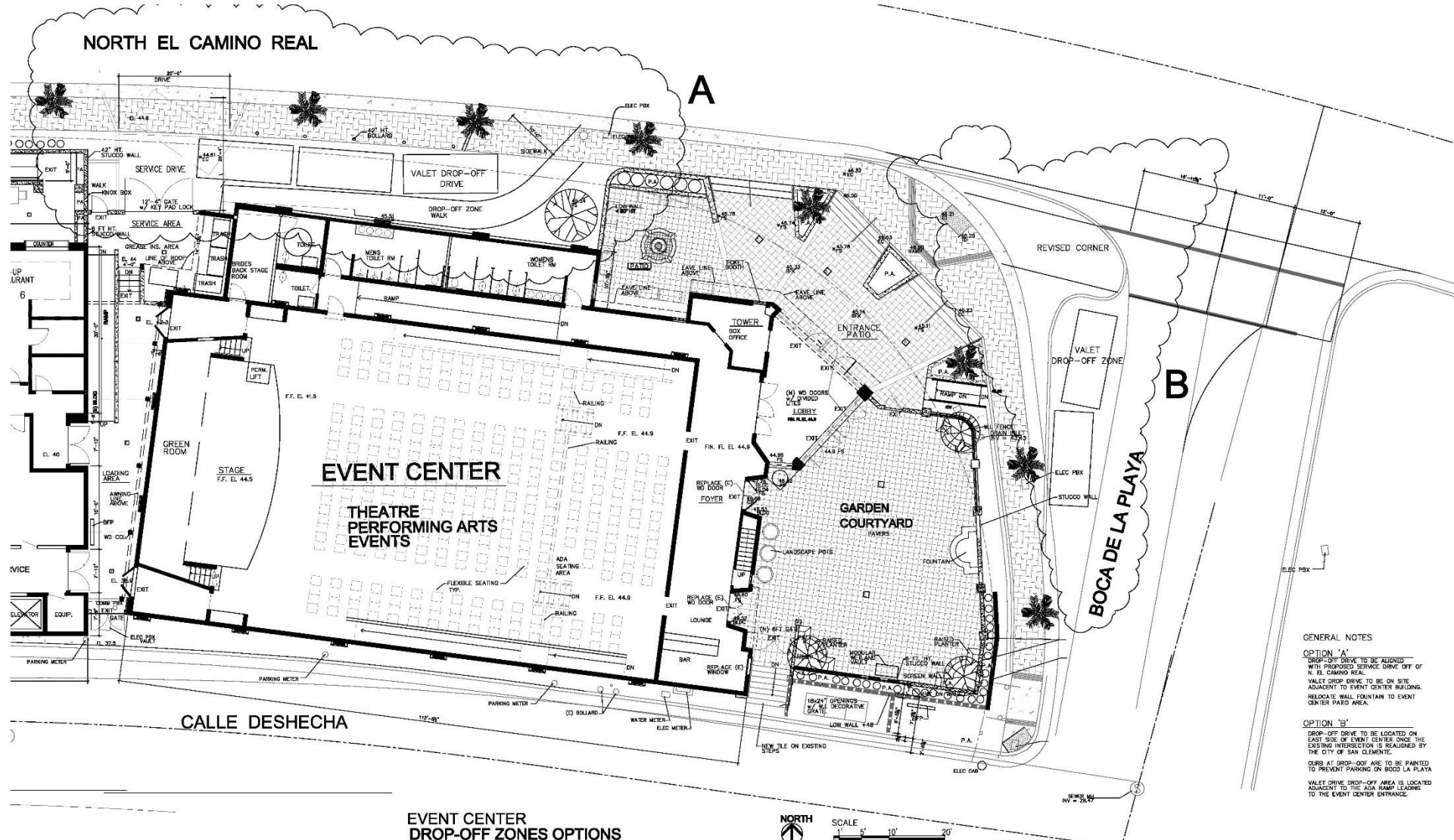


SECTION

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
North El Camino Real San Clemente, CA.





GENERAL NOTES

OPTION "A"
 DROP-OFF DRIVE TO BE ALIGNED WITH PROPOSED SERVICE DRIVE OFF OF N. EL CAMINO REAL. VALET DROP-OFF TO BE ON SITE ADJACENT TO EVENT CENTER BUILDING. RELOCATE WALL FOUNTAIN TO EVENT CENTER PATIO AREA.

OPTION "B"
 DROP-OFF DRIVE TO BE LOCATED ON EAST SIDE OF EVENT CENTER SINCE THE EXISTING INTERSECTION IS REALIGNED BY THE CITY OF SAN CLEMENTE. CURBS AT DROP-OFF ARE TO BE PAINTED TO PREVENT PARKING ON BOCA LA PLAYA. VALET DRIVE DROP-OFF AREA IS LOCATED ADJACENT TO THE ADA RAMP LEADING TO THE EVENT CENTER ENTRANCE.

EVENT CENTER DROP-OFF ZONES OPTIONS

Miramar Event Center and Restaurants

Rehabilitation of Theater Complex Project
 North El Camino Real San Clemente, CA.



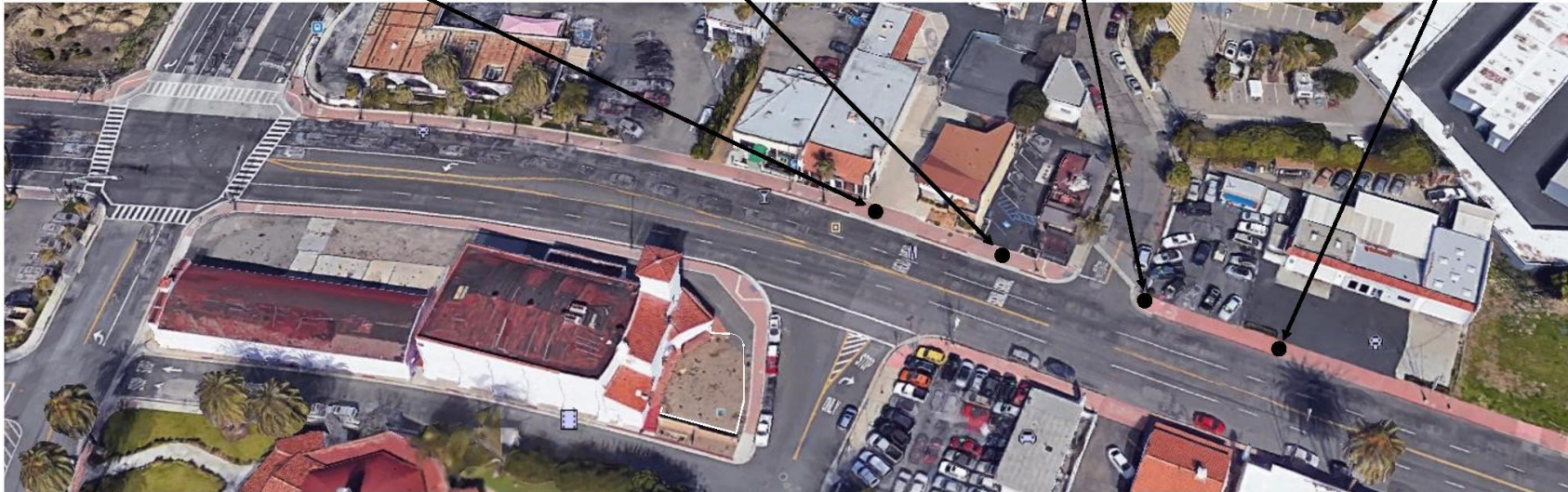


1

2

3

4



Site Visualization of Character Defining Features of the
Miramar Events Center